

Applicant	Pamela A. Adams	
Request	Approval of a rezoning from Community Facility (CF) to Residential Mid Rise Multifamily/Medium High Density District (RMM-25)	
Location	1400 – 1402 NW 2 nd Street	
Legal Description	Seminole Forest P.B. 14 P. 16 B, Lot 25, 26 of Block 9.	
Property Size	13,356 sq. ft.	
Zoning	CF	
Existing Use	Existing surface parking lot	
Future Land Use Designation	Northwest Regional Activity Center	
Comprehensive Plan Consistency	Consistent with the Future Land Use Element – Permitted Uses Northwest Regional Activity Center.	
Other Required Approvals	City Commission approval	
Applicable ULDR Sections	Sec. 47-5.19 (RMM-25) 47-24.4(D) Rezoning Criteria	
Notification Requirements	Mail Notice to Property Owners within three hundred (300) feet. Sign Notice prior to the public hearing Newspaper Notice ten (10) days prior to public hearing	
Action Required	Recommend Approval of the rezoning application	
Project Planner Authorized By Approved By	Name and Title	Initials
	Yvonne Redding, Planner I	
	Greg Brewton, Acting Deputy Director	
	Marc LaFerrier, Director of Planning and Zoning	

REQUEST:

The applicant is requesting approval of a rezoning from CF (Community Facility) to RMM (Residential-Multi-Family)-25 to allow for the construction of a four (4) unit townhouse development. (See **Exhibit 1** for a map of the existing Zoning and **Exhibit 2** for a map of the existing Land Use). Townhouses are not permitted in CF Districts.

BACKGROUND:

This application was continued from the June 15 Planning and Zoning Board Meeting due to a lack of appropriate posting of the Notice Sign to the subject property. The property was rezoned to CF in order to serve as required parking for the Jack and Jill Day Care Center, which is located at 1315 W. Broward Blvd. On November 4, 2003, the City Commission approved the rezone of the property adjacent to the Day Care Center to X-P to be used as exclusive parking for the Day Care Center. This rezoning eliminated the need to require the subject site to serve as parking for the day care center.

The surrounding properties have a Land Use of NW Regional Activity Center and a zoning classification of RMM-25.

REZONING ANALYSIS:

EXISTING ZONING	PROPOSED ZONING
“from”	“to”
CF, Community Facility	RMM-25, Residential Mid Rise Multifamily/Medium High Density District.
Uses Permitted: see Exhibit 3	Uses Permitted: see Exhibit 4

Pursuant to Section 47-24.4(D) of the ULDR, the following criteria shall be used to evaluate the rezoning request:

1) The zoning district proposed is consistent with the City’s Comprehensive Plan. The future land use designation of this property is NW Regional Activity Center. The proposed zoning of RMM-25 is consistent with this future land use designation.

The following Goals and Policies of the Housing Element of the City’s Comprehensive Plan supports this application:

Goal 1: Preserve, enhance, and revitalize the City’s existing neighborhoods. The proposed rezoning will facilitate the development of the subject property, which will represent appropriate and positive reinvestment into this older neighborhood.

Policy 1.1.2: Continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single family uses. The proposed rezoning will continue to maintain the existing density thresholds in the area.

2) Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.

There have been no significant changes in the character of development, and the proposed rezoning would not represent a substantial change to the character of the neighborhood, as densities will remain the same. Furthermore, the area is composed of a variety of housing types, and the proposal would allow another variation to this housing mix –(townhouses) and thus encourage reinvestment.

3) The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The proposed rezoning does not introduce a new use into this neighborhood, as the existing district is a Medium-High density district. The purpose of this rezoning request is to allow for an alternative housing type (townhouses).

PLANNING AND ZONING BOARD REVIEW OPTIONS:

1. If the Planning and Zoning Board determines that the application meets the criteria for rezoning, the recommendation shall be forwarded to the City commission for consideration.
2. If the Planning and Zoning Board determines that the criteria for rezoning have not been met, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B, Appeals, shall apply.

Acting as the Local Planning Agency, the Board's motion should include a finding of compliance with the City's Comprehensive Plan and the criteria for rezoning.

PZ/5-Z-05/06-15-05/YMR